

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, August 20th @ 11 AM

ADDENDUM CONDITIONS OF SALE

The conditions of sale of all the estate, right, title and interest of each named defendant for each described real property exposed to public bidding today, August 20th, 2020 are as follows:

1. The highest bidder, by a fair and open bid at or above the announced upset price, shall be the purchaser.
2. The purchaser shall immediately pay 10% of the purchase amount to the Sheriff at the time of sale.
3. The balance of the purchase amount shall be paid at the Sheriff's Office in the Justice Center in West Chester within 21 days after the date of the sale without any additional demand made by the Sheriff.
4. If the purchaser does not pay 10% of the purchase amount to the Sheriff at the time of sale, the property will be re-announced for sale at the end of the day's sale list.
5. If the purchaser does not pay the balance of the purchase amount within 21 days after the date of the sale, the bidder will forfeit the sale and forfeit the 10% sale deposit. The Writ of Execution upon the property will be returned as stayed and the forfeited funds, after accounting for the costs and fees of the Sheriff sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.
6. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.
7. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price is required to immediately pay 10% of the purchase amount to the Sheriff at the time of sale.

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W. Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on Thursday, August 20th, 2020 at 11AM.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, Schedules of Distribution on Monday, September 21st, 2020. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B.—Ten Percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4 PM.

FREDDA L. MADDOX, SHERIFF

SALE NO. 16-11-832**Writ of Execution No. 2015-01921****DEBT \$3,183.69**

ALL THAT CERTAIN two parcels of land herein after described as one lot with the buildings and improvements thereon erected, situated on the south side of Mary Street in Valley Township, Chester County, Pennsylvania

TAX Parcel No. 38-2M-64.1

PLAINTIFF: Township of Valley

VS

DEFENDANT: **BRUCE THOMAS**

SALE ADDRESS: 80 Mary Street,
Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, ESQ., 484-690-9300**

SALE NO. 18-9-521**Writ of Execution No. 2016-04806****DEBT \$2,560.17**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in Easttown Township, Chester County, Pennsylvania.

TAX Parcel No. 55-2-116

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **ISABELLA SOLOMON**

SALE ADDRESS: 220 Hearn Avenue,
Easttown Township, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT P.
DADAY, ESQ., 484-690-9300**

SALE NO. 19-1-14**Writ of Execution No. 2017-11901****DEBT \$272,337.95**

ALL THAT CERTAIN parcel of land being Lot No. 7 on Plan of Lots of Ruth and Stephen Trimble,

SITUATE in the Township of East Bradford, County of Chester, and State of Pennsylvania, which according to a survey made by J. Vernon Keach, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at an iron pin in line of Lot No. 5 of the development and corner of property belonging to Walter Dale; thence extending by properties of said Walter Dale, Sara E. Baldwin and A.J. Arrarella, south forty-six degrees and forty-three minutes west two hundred fifty (250.0) feet to an iron pin a corner of Lot No. 8; thence by Lot No. 8 north seven degrees and twelve minutes west two hundred forty-one and thirty-one hundredths (241.31) feet to an iron pin in the south line of a fifty feet wide avenue; thence extending by the south line of same in a northeastern direction on a curved line curving toward the north, with a radius of two hundred thirty feet and an arc distance of one hundred ninety-five and eighty-eight hundredths (195.88) feet, the chord of which is north sixty-seven degrees, fifteen minutes and thirty seconds east one hundred ninety and one-tenth feet, to an iron pin a corner of Lot No. 6, thence leaving the avenue and extending by Lot No. 6 south forty-two degrees and seventeen minutes east one hundred twelve and two tenths (112.2) feet to an iron pin in line of Lot No. 5 of said development; thence by Lot No. 5 the next two courses and distances to wit: south forty-seven degrees and forty-three minutes west sixty-seven and ninety-six hundredths (67.96) feet to an iron pin and south forty-three degrees and seventeen minutes east seventeen and four hundredths (17.04) feet to the first

mentioned pin and place of beginning.

CONTAINING thirty-eight thousand six hundred and eighty-seven (38,687) square feet of land be the same more or less.

BEING the same premises which Elizabeth Ann Jordan, by Deed dated January 25, 2007 and recorded February 16, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7084, Page 1387, granted and conveyed unto Elizabeth Ann Jordan, individual.

BEING known as: 929 Springwood Drive, West Chester, PA 19382

PARCEL No.: 51-7-65

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company
VS

DEFENDANT: **ELIZABETH JORDAN a/k/a ELIZABETH ANN JORDAN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 929 Springwood Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **RAS CITRON LLC, 855-225-6906**

SALE NO. 19-2-108

Writ of Execution No. 2017-01885

DEBT \$136,659.10

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

BLR# 16-7-222.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates Series 2005-AP3

VS

DEFENDANT: **FRANCIS SCHNERING and LISA SCHNERING**

SALE ADDRESS: 811 Oak Street, Coatesville, PA 19320-3839

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 19-3-146

Writ of Execution No. 2003-04081

DEBT \$267,586.06

PROPERTY situate in the Willistown Township, Chester County, Pennsylvania

BLR# 54-1P-299

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association

DEFENDANT: **PATRICIA M. HALSEY, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, as Successor by Merger to Lasalle Bank National Association as Trustee for Bearn Stearn Securities TrustAsset Backed Certificates Series 2001-3**

SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355-3007

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 19-9-441

Writ of Execution No. 2014-00601

DEBT \$255,328.60

Property situate in the EAST CALN-TOWNSHIP, CHESTER County, Pennsylvania

BLR # 39-4-101.3

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: The Bank of New York Mellon Trust Company, N.A., Not in Its Individual Capacity, But Solely as Trustee of Nrz Pass-Through Trust Ebo I for The Benefit of The

Holders of The Series 2017-2

VS

DEFENDANT: **Jeffrey Snyder & Denise Snyder**

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335-2107

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES 215-563-7000**

SALE NO. 19-9-445

Writ of Execution No. 2019-00303

DEBT \$218,039.23

Pennsylvania bounded and described as follows:

Beginning at an iron pin set in a line of land of P. Cresci and at a corner of land of DiNorscia et al; thence extending along land of said DiNorscia et al, thence extending along land of said DiNorscia et al, North eight degrees seventeen minutes West four hundred twenty three and nineteen hundredths feet (passing over an iron pin on the south side of State Highway South sixty three degrees fifty one minutes West four hundred ninety two and four hundredths feet to a point a corner of land of M.P. Yeatman; thence extending along land of M.P. Yeatman south twenty five degrees fourteen minutes East two hundred thirty eight and sixty four hundredths feet to an iron pin set in a line of land of N. Mittoscio; thence extending along land of said Mittoscio and land of P. Cresci North eighty eight degrees no minutes East four hundred one and fourteen hundredths feet to the first mentioned point and place of beginning.

Containing three and two hundred eighty five thousandths acres of land be the same more or less.

Being the same property as transferred by deed dated 06/26/2008, recorded 07/01/2008, from Robert Y, Cooper and Lois Scott, to Kay Lynn Cooper Lutsky aka Kay Lynn Cooper, recorded in book 7469, page 1018.

PLANTIFF: FINANCE OF AMERICA REVERSE LLC

VS

DEFENDANT: **Kay Lynn Cooper a/k/a Kay L. Cooper a/k/a Kay Lynn Cooper Lutsky**

SALE ADDRESS: 616 Millers Hill, Kennett Square, PA 19348

PLANTIFF ATTORNEY: **RAS CITRON, LLC 855-225-6906**

SALE NO. 19-11-546

Writ of Execution No. 2018-06543

DEBT \$2,573.93

All that certain lot or piece of ground, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 29-4-184.3

PLANTIFF: West Brandywine Township

VS

DEFENDANT: **Maxie E. Evans & Faye S. Evans**

SALE ADDRESS: 192 Springton Road, West Brandywine, PA 19343

PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 19-11-548**Writ of Execution No. 2017-00567****DEBT \$1,756.20**

All that certain property known as 358 Walnut Street, City of Coatesville, Pennsylvania.

TAX PARCEL NO. 16-5-345.1

PLANTIFF: City of Coatesville

VS

DEFENDANT: Monica Denise Brandon & Kenneth Huggins

SALE ADDRESS: 358 Walnut Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300

SALE NO. 19-11-557**Writ of Execution No. 2017-03842****DEBT \$1,813.56**

ALL THAT CERTAIN lot or tract of ground with the buildings thereon erected, being Situate in the 4th Ward of the City of Coatesville and partly in the Township of Caln.

TAX PARCEL NO. 16-7-284

PLANTIFF: City of Coatesville

VS

DEFENDANT: Robert Fallon, Jr.

SALE ADDRESS: 123 S. Thirteenth Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300

SALE NO. 19-11-592**Writ of Execution No. 19-03881****DEBT \$163,158.52**

ALL THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER AND COMMONWEALTH OF PA., BEING HOUSE NO. 166 AS MORE FULLY DEFINED AND DESCRIBED IN (A) THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENTS FOR THE VILLAGE OF BERIGHTON, DATED 9/27/1978, RECORDED IN THE RECORDER OF DEEDS OFFICE OF CHESTER COUNTY, PA., IN MISC. BOOK 419 BEGINNING AT PAGE 166 HEREIN THE "VILLAGE DECLARATION") AND (B) THAT CERTAIN PLAN OF THE VILLAGE OF BRIGHTON MADE BY HOWARD W. DORAN, INC., DATED 7/28/1978 AND RECORDED IN THE AFORESAID RECORDERS OFFICE AS PLAN NO. 1929 (HEREINAFTER CALLED THE "VILLAGE PLAN"), TOGETHER WITH AN UNDIVIDED 1/100 INTEREST IN THE COMMON AREA AS MORE FULLY DESCRIBED IN THE VILLAGE DECLARATION AND THE VILLAGE PLAN (HEREINAFTER CALLED THE "PREMISES").

TAX PARCEL # 53-2P-254

PLANTIFF: Citizens Bank of PA

VS

DEFENDANT: Dorothy S. Plantholt

SALE ADDRESS: 166 Chandler Drive, West Chester, PA 19380

PLANTIFF ATTORNEY: McCABE, WEISBERG & CONWAY, LLC 215-790-1010

SALE NO. 20-1-12

Writ of Execution No. 2018-09518

DEBT \$314,399.91

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF WESTTOWN, CHESTER COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 1053 EAST NIELS LANE, WEST CHESTER, PENNSYLVANIA 19382

PARCEL NUMBER: 67-04-0028.350

PLANTIFF: U.S. Bank Trust National Association, as Trustee for CVI LCF Mortgage Loan Trust I

VS

DEFENDANT: **C. Jay Albrecht III**

SALE ADDRESS: 1053 East Niels Lane, West Chester, PA 19382

PLANTIFF ATTORNEY:
McCABE, WEISBERG & CONWAY,
LLC 215-790-1010

SALE NO. 20-1-44

Writ of Execution No. 2018-04662

DEBT \$186,921.19

Property situate in the WEST CALN TOWNSHIP, CHESTER County, Pennsylvania

BLR# 28-1-18.2

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Sonja D. Ogden**

SALE ADDRESS: 128 Engletown Road, Honey Brook, PA 19344-9068

PLANTIFF ATTORNEY:
PHELAN HALLINAN DIAMOND &

JONES, LLP 215-563-7000

SALE NO. 20-3-124

Writ of Execution No. 2019-01802

DEBT \$327,423.46

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CALN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 26 AS SHOWN ON SUBDIVISION AND LAND DEVELOPMENT PLAN OF "WOODS OF EDGES MILL" PREPARED BY CHESTER VALLEY ENGINEERS, INC. DATED JUNE 16, 2002, LAST REVISED NOVEMBER 4, 2002 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY AS PLAN NO. 16473.

TITLE TO SAID PREMISES IS VESTED IN SILAS C. ADAMS AND MADELINE E. BARRETT BY DEED FROM NATIONAL RESIDENTIAL NOMINEES SERVICES, INC. DATED NOVEMBER 6, 2015 AND RECORDED DECEMBER 3, 2015 IN DEED BOOK 9226, PAGE 2067.

TAX I.D. #: 3904 035600

PLANTIFF: Navy Federal Credit Union

VS

DEFENDANT: **Silas C. Adams and Madeline E. Barrett**

SALE ADDRESS: 308 Hidden Creek Drive, Downingtown, PA 19335

PLANTIFF ATTORNEY:
McCABE, WEISBERG & CONWAY,
LLC 215-790-1010

SALE NO. 20-3-133**Writ of Execution No. 2018-12948****DEBT \$179,624.25**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements, hereditaments and appurtenances, SITUATE in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Country Club Valley by Drake Waddington, Inc., Surveyors, Engineers and Planners, Kennett Square, Pa., dated 9/22/1987, last revised 12/13/1998 and recorded 6/13/1989 as Plan #9423 -9425 as follows, to wit:

BEGINNING at a point in the Northwest-erly side of Pine Valley Drive (50 feet wide), said point being a corner of Lot #144 (as shown on said Plan); thence from said point of beginning extending along Pine Valley Drive the 2 following courses and distances: (1) South 77 degrees 05 minutes 39 seconds West 61.00 feet to a point of curve; thence (2) on a line curving to the left having a radius of 305.00 feet an arc distance of 33.23 feet to a point of tangent, said point being a corner of Lot #146; thence leaving Pine Valley Drive extending along Lot #146 and crossing the Southerly side of a Transco Pipe Line Easement North 19 degrees 08 minutes 52 seconds West 154.33 feet to a point within said easement and in line of Open Space, said point being another corner of Lot #146; thence extending along said Open Space and thorough said easement North 74 degrees 38 minutes 24 seconds East 111.00 feet to a point still within said easement, said point being another corner of Lot #144 aforesaid; thence leaving said Open Space, recrossing the aforesaid side of said easement and extending along Lot #144 South 12 degrees 55 minutes 23 seconds East 156.32 feet to the first mentioned point and place of beginning.

CONTAINING 15,842 square feet of land more or less.

BEING Lot #145 on the above mentioned Plan.

UNDER AND SUBJECT to a Transco Pipe Line Easement thorough the rear of premises. Lot owners shall be restricted against placement of any structures within the easement areas.

Property Parcel Number 38-2L-82

BEING THE SAME PREMISES which Alfred Harden Ervin, Jr., (erroneously recorded as Alfred Harden Irvin, Jr.) and Aldegunde N. Ervin (erroneously recorded as Aldegunde Irvin) by Deed dated October 9, 2009 and recorded December 21, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7833, Page 922, granted and conveyed unto ALFRED HARDEN ERVIN, JR. and ALDELGUNDE N. ERVIN, as tenants by the entirety.

IMPROVEMENTS thereon: Residential Property PLANTIFF: U.S. Bank Trust National Association, As

Trustee of the Chalet Series IV Trust

VS

DEFENDANT: **Alfred Harden Ervin, Jr., A/K/A Alfred H. Ervin & Adelgunde N. Ervin A/K/A Aldegunde N. Ervin**

SALE ADDRESS: 203 Pine Valley Drive, Coatesville, PA 19320

PLANTIFF ATTORNEY:
POWERS KIRN, LLC 215-942-2090

SALE NO. 20-4-155**Writ of Execution No. 2019-06262****DEBT \$109,943.73**

ALL THAT CERTAIN property situated in the village of Glen Moore, Township of Wallace, County of Chester and Commonwealth of Pennsylvania bounded and described as follow:

BEGINNING at the southwest corner

LACK LLP 215-579-7700

SALE NO. 20-4-187

Writ of Execution No. 2015-02894

DEBT \$163,895.15

thereof, a point in the state highway leading from Glen Moore to Downingtown a corner of land of A.C. Grey; thence along in the highway, by land of George W. Balentine, north seventeen degrees west, 100 feet to a point in said highway; thence by the same, crossing an iron pin at the east side thereof, north seventy-three degrees fifty-five minutes east 191 feet to an iron pin at the west side of the D. & L. Branch of the Pennsylvania railroad company, 30 feet from the center thereof, thence along the same south four degrees forty-three minutes east 127 feet to an iron pin, 30 feet from the center line; thence by land of A.C. Grey, south eighty-three degrees west 165 feet to the place of beginning.

CONTAINING .454 acres of land, be the same more or less.

BEING the same premises which Charles R. Chilcote and Frances A. Chilcote, his wife, by Deed dated October 28, 1964 and recorded October 29, 1964 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book B36 Page 327, granted and conveyed unto Robert M. McIlvain, in fee.

AND being the same premises which Robert McIlvain and Emilie McIlvain, husband and wife, by Deed dated January 8, 2002 and recorded January 18, 2002 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5176 Page 913, granted and conveyed unto Brian J. Baum and Nancy K. Baum, husband and wife, as Tenants by the Entirety, in fee.

UPI NO. 31-4E-46

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Upland Mortgage Loan Trust B

VS

DEFENDANT: **Brian J. Baum and Nancy K. Baum**

SALE ADDRESS: 1831 Creek Road, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **HILL WAL-**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF CALN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain tract of land designated as Lots Nos. 345A, 345; and the greater portion of 346 situate in Thorndale Heights, Division No. 1, also called Lovanna Springs, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a survey prepared by J.W. Harry, C.E., dated November 16, 1955, as follows: Beginning at a stake in the center line of Bungalow Glade, said point of beginning being one hundred fifty-two and fourteen one-hundredths feet Westwardly from a pin marking the intersection of the center line of Bungalow Glade with the center line of Edgemont Drive; thence along the center line of Bungalow Glade North eighty-eight degrees fifty-four minutes West and crossing a stake thirty and one one-hundredths feet from the next mentioned point one hundred eleven and ninety-eight one-hundredths feet to a pin in the Westerly line of Oak Street; thence along the Westerly line of Oak Street, North two degrees fifty-one minutes East one hundred thirty-five and six one-hundredths feet to a pin in the center line of an alley (12 feet wide); thence along the center line of said alley South eighty-eight degrees fifty-four minutes East one hundred seven and eighty-six one-hundredths feet to a stake, a corner of remaining land of Estell Paup; thence leaving said alley and along the same South one degree six one-hundredths minutes West one hundred thirty-five feet to the first mentioned point

and place of beginning.

BEING UPI NUMBER 39-04M-0009.010
BEING THE SAME PROPERTY CON-
VEYED TO ROBERT A. LESLIE AND
WENDY L. LESLIE, HIS WIFE WHO
ACQUIRED TITLE BY VIRTUE OF A
DEED FROM PAUL L. LESLIE AND
GRACE M. LESLIE, HUSBAND AND
WIFE, DATED FEBRUARY 22, 1988,
RECORDED FEBRUARY 22, 1988, AT
BOOK 1059, PAGE 299, OFFICE OF
THE RECORDER OF DEEDS, CHES-
TER COUNTY, PENNSYLVANIA.

PLAINTIFF: Wilmington Savings Fund
Society, FSB as Owner Trustee of the Res-
idential Credit Opportunities Trust V-D

VS

DEFENDANT: **Robert A. Leslie & Wen-
dy L. Leslie**

SALE ADDRESS: 3647 Bungalow Glade,
Downingtown, PA 19335

PLANTIFF ATTORNEY: cMANLEY
**DEAS KOCHALSKI LLC 614-220-
5611**

SALE NO. 20-4-189

Writ of Execution No. 2019-09775

DEBT \$50,019.96

ALL THAT CERTAIN, MESSAGE, LOT
OR PIECE OF LAND SITUATE ON, IN
THE CITY OF COATESVILLE, COUN-
TY OF CHESTER, STATE OF PENNSYL-
VANIA, BOUNDED AND DESCRIBED,
AS FOLLOWS, TO WIT:

All that certain lot of land being part of Lot
No. 84 on a plan of lots known as Drum-
pelier, City of Coatesville, Chester County,
bounded and described as follows:

Beginning at a point in the south curb line
of Olive Street, a corner of Lot No. 85
on said plan; thence by same in a south-
erly direction about 148 feet to the north

side of Juniper Street; thence by the latter
in a westerly direction 30 feet to a corner
of land now or late of W. Roy Widdoes;
thence by same in a Northwardly direction
about 148 feet to the south curb line of
Olive Street (this line passes through the
center of the middle partition wall separ-
ating the premises herein conveyed from
the premises immediately adjoining on the
west; thence Eastwardly along the said
south curb line of Olive Street, 30 feet to
the place of beginning.

Containing 4,440 square feet of land, be
the same more or less.

Bounded on the East by Lot No. 85 on said
plan, on the South by the North side of Ju-
niper Street, on the West by lands now or
late of W. Roy Widdoes and on the North
by the South curb line of Olive Street.

BEING THE SAME PROPERTY CON-
VEYED TO JOSEPH A. WILLIAMS
AND SHIRLEY A. WILLIAMS, NO
MARITAL STATUS SHOWN WHO
ACQUIRED TITLE, AS TENANTS BY
THE ENTIRETY, BY VIRTUE OF A
DEED FROM JAMES H. HOOVER AND
MARTHA R. HOOVER, HUSBAND
AND WIFE, DATED JULY 20, 2000, RE-
CORDED NOVEMBER 8, 2000, AT IN-
STRUMENT NUMBER 0073053, AND
RECORDED IN BOOK 4848, PAGE
0849, OFFICE OF THE RECORDER OF
DEEDS, CHESTER COUNTY, PENN-
SYLVANIA.

BEING UPI NUMBER 1 607 01070000

PLAINTIFF: Federal Home Loan Mort-
gage Corporation, as trustee for Freddie
Mac Seasoned Credit Risk Transfer Trust,
Series 2017-4, as owner of the Related
Mortgage Loan

VS

DEFENDANT: **Joseph A. Williams &
Shirley A. Williams**

SALE ADDRESS: 1214 Olive Street,
Coatesville, PA 19320

PLANTIFF ATTORNEY: **MANLEY
DEAS KOCHALSKI LLC 614-220-
5611**

SALE NO. 20-4-195

Writ of Execution No. 2018-02262

DEBT \$112,006.20

PROPERTY SITUATE IN FRANKLIN
TOWNSHIP

TAX PARCEL # 72-05-0034.010

SOLD AS THE PROPERTY OF: RUDY
D. ARNOLD A/K/A RUDY ARNOLD

IMPROVEMENTS thereon: Residential
Dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Rudy D. Arnold A/K/A
Rudy Arnold**

SALE ADDRESS: 1833 New London
Road, Landenberg, PA 19350

PLANTIFF ATTORNEY: **KML LAW
GROUP, P.C. 215-627-1322**

SALE NO. 20-4-200

Writ of Execution No. 2018-09794

DEBT \$136,766.87

ALL THAT CERTAIN, MESSAGE, LOT
OR PIECE OF LAND SITUATE ON, IN
THE TOWNSHIP OF SOUTH COVEN-
TRY, COUNTY OF CHESTER, STATE
OF PENNSYLVANIA, BOUNDED AND
DESCRIBED, AS FOLLOWS, TO WIT:

All that certain tract of land, Situate in
South Coventry Township, Chester Coun-
ty, Pennsylvania, bounded, limited and de-
scribed, as follows, to wit:

Beginning at a point in the middle of State
Highway (33 feet wide) leading from Pott-

stown to West Chester, Traffic Route #100,
said point being a corner of lands now or
late of Charles F. Pierce; thence along said
Pierce lands, South 82 degrees 30 minutes
West 36.32 feet to an iron pin; and continu-
ing along the same South 73 degrees West
72.45 feet to a corner of other lands of the
grantor; thence along the same North 13
degrees 39 minutes East 120.02 feet to a
stake set for a corner; and continuing along
the same North 82 degrees 30 minutes
East 435.50 feet to a point in the middle of
the aforesaid road; thence along the same
South 13 degrees 39 minutes West 107.21
feet to the place of beginning.

Granting and giving to the grantees, their
heirs and assigns, the free and common
use, right, liberty and privilege of an alley
way 10 feet in width across the Southern
side of the tract of land belonging formerly
to R. Wallace Ed and Evelyn Ed, Husband
and Wife, adjacent to the Northern side
of the lot of land hereby granted and con-
veyed to said grantees, extending from the
center line of the public highway leading
from Pottstown to West Chester, South 87
degrees 30 minutes West 435.50 feet to a
point, a corner, together with free ingress,
egress, and regress to and for the said
Grantees, their heirs and assigns, their ten-
ants or possessors of said lot of land herein
conveyed as a foot way and as a driveway
for horses, wagons, and motor vehicles.

BEING THE SAME PROPERTY CON-
VEYED TO MAXIMILIAN J. DONA-
HUE AND CAROLANN DONAHUE,
HUSBAND AND WIFE WHO AC-
QUIRED TITLE, AS TENANTS BY THE
ENTIRETY, BY VIRTUE OF A DEED
FROM JOHN A. FELICETTI AND JAC-
QUELINE A. FELICETTI, HUSBAND
AND WIFE, DATED NOVEMBER 15,
1999, RECORDED NOVEMBER 26,
1999, AT INSTRUMENT NUMBER
0095234, AND RECORDED IN BOOK
4674, PAGE 1365, OFFICE OF THE
RECORDER OF DEEDS, CHESTER
COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 20-04-0056

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Carolann Donahue, AKA Carolann A. Donahue & Maximilian J. Donahue, AKA Maximilian Donahue**

SALE ADDRESS: 2001 Pottstown Pike, Pottstown, PA 19465

PLANTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI LLC 614-220-5611**

SALE NO. 20-4-202

Writ of Execution No. 2017-08001

DEBT \$452,853.89

All that certain lot or piece of ground situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Windsor Ridge made by Horizon Engineering Associates, LLC, dated August 14, 2002, last revised May 20, 2005 and recorded in Chester County as Plan # 17585 as follows, to wit:

Beginning at a point in the Northeasterly side of Elmhurst Drive, a corner of Lot 402 on said Plan; thence extending from the beginning point along Elmhurst Drive South 26 degrees 48 minutes 20 seconds East 55.00 feet to a corner of Lot 400 on said Plan; thence extending along Lot 400 North 63 degrees 11 minutes 40 seconds East 102.00 feet to a point in line of Lane B. thence extending along Lane B North 26 degrees 48 minutes 20 seconds West 55.00 feet to a corner of aforementioned Lot 402; thence extending along Lot 402 South 63 degrees 11 minutes 40 seconds West 102.00 feet to the first mentioned point of beginning.

Being Lot 401 on said Plan.

Being UPI No. 32-2-417

TITLE TO SAID PREMISES VESTED IN Selester Robinson, Jr. and Melvinia Robinson, Husband and Wife by deed from Pulte Homes of PA, Limited Partnership dated 7/28/2006 and recorded 8/18/2006 in Book 6930 Page 1905

PLAINTIFF: U.S. Bank Trust National Association, As Trustee of Chalet Series III Trust

VS

DEFENDANT: **Selester Robinson, Jr. & Melvinia Robinson & United States of America**

SALE ADDRESS: 334 Elmhurst Drive, Chester Springs, PA 19425

PLANTIFF ATTORNEY: **PARKER MC-CAY PA 856-596-8900**

SALE NO. 20-4-215

Writ of Execution No. 2019-09720

DEBT \$598,277.16

ALL THAT CERTAIN tract or piece of land with the two story stone dwelling barn, stone dwelling sheds and other improvements erected thereon Situate on the South side of St. Peters Road, LR 15130, and being Lot #3 of the Littlebrook Subdivision Phase II Situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional Land Surveyor designated 77-07-81, as follows, to wit:

BEGINNING at a point in St. Peters Road, LR15130, a corner of Lot #4; thence leaving said road and along Lot #1 the two following courses and distances: (1) South 12 degrees 30 minutes 02 seconds West 720.98 feet to an iron pin (2) South 53 degrees 35 minutes 02 seconds West 580.00 feet more or less to a point in the center line of Pigeon Creek; thence in said center line the two following courses and

distances: (1) South 70 degrees 40 minutes 50 seconds East, 155.75 feet to a point; (2) South 39 degrees 50 minutes 24 seconds East 71.41 feet to a point in the center line of said creek in line of lands of Daniel F. DeCaro and Shirley J. DeCaro, his wife, (it is the intention of the conveyance to convey to the center line of Pigeon Creek); thence along lands of Daniel F. DeCaro the three following courses and distances: (1) South 53 degrees 35 minutes 02 seconds West, 450.67 feet more or less to an iron pin; (2) North 24 degrees 51 minutes West, 251.62 feet to an iron pin; (3) North 68 degrees 32 minutes West 239.25 feet to an iron pin, a corner of lands of Roger H. Davidheiser and Marvanne B. Davidheiser, his wife; thence along lands of the same, North 23 degrees 25 minutes East, crossing Pigeon Creek, 732.26 feet to an iron pin, a corner of Lot #1; thence along Lot #1; North 77 degrees 14 minutes 04 seconds East, 136.68 feet to an iron pin, a corner of Lot #2, thence along Lot #2 the two following courses and distances: (1) South 82 degrees 35 minutes East 200.32 feet to an iron pin; (2) North 4 degrees East 468.00 feet to a spike in St. Peters Road; thence in St. Peters Road the two following courses and distances: (1) South 82 degrees 35 minutes East 212.15 feet to a spike; (2) North 73 degrees 34 minutes 02 seconds East 145.00 feet to a spike, the place of beginning.

CONTAINING 14.9 acres

BEING the same premises which Stephen B. Wilchek and Diane G. Wilchek, his wife by Deed dated March 26, 1993 and recorded in the Office of the Recorder of Deeds of Chester County on April 6, 1993 at Book 3535, Page 0268 Instrument No. 023891 granted and conveyed unto Allan S. Rink and Susan V. Rink.

Chester County Tax Parcel No.: 17-6-57

PLAINTIFF: U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-3, Mortgage-Backed Notes,

Series 2016-3

VS

DEFENDANT: **Allan S. Rink & Susan V. Rink**

SALE ADDRESS: 1320 Saint Peters Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **STERN & EISENBERG 215-572-8111**

SALE NO. 20-4-217

Writ of Execution No. 2019-05846

DEBT \$124,715.95

Property situate in the LONDONDERRY TOWNSHIP, CHESTER County, Pennsylvania

BLR # 46-3-16

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely in Its Capacity as Indenture Trustee of Cim Trust 2018-R4

VS

DEFENDANT: **John Preston Dehaven a/k/a John P. Dehaven & Lynn Karmilowicz a/k/a Lynn M. Dehaven**

SALE ADDRESS: 201 Paxson Road, Cochranville, PA 19330-9478

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 20-4-225

Writ of Execution No. 2019-02364

DEBT \$233,965.86

Property situate in the WEST CALN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 28-5-95.26

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: CITIMORTGAGE, INC.

VS

DEFENDANT: **Mark P. Hall a/k/a Mark Hall, Sr & Denise Hall a/k/a Denise M. Atkinson Hall, Vmd a/k/a Denise Atkinson Hall**

SALE ADDRESS: 114 Woodland Drive, Coatesville, PA 19320-1128

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 20-5-243

Writ of Execution No. 2019-03484

DEBT \$900,919.45

ALL THAT CERTAIN lot or piece of ground with the Improvements thereon erected thereon, SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania.

BEING Lot 3 on said plan.

CONTAINING an area of 82,060 square feet more or less (1.8838 acres more or less) Tax Parcel # 55-4-130

PLAINTIFF: Apex Realty, LLC

VS

DEFENDANT: **Bradford L. Costello & Ardis A. Costello**

SALE ADDRESS: 509 Newtown Road, Berywn, PA 19312

PLANTIFF ATTORNEY: **DANIEL C. KERRICK, ESQ. 302-656-7540**

SALE NO. 20-5-255

Writ of Execution No. 2019-10534

DEBT \$134,174.05

PREMISES "A"

ALL THAT CERTAIN message and tract of land with the buildings, improvements, hereditaments and appurtenances thereon erected, Situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING 91 feet from an iron pin in the middle of the State Road leading from Lionville to Downingtown (Route 113), this iron pin being a corner of property belonging to Claude A. Mabry; thence extending by land of the said W. Elroy Butterman, North 29 degrees 51 minutes West 172.9 feet to an iron pin; thence extending by land of the said W. Elroy Butterman, North 82 degrees 24 minutes East 92 feet to an iron pin; thence extending by land of the said W. Elroy Butterman, South 29 degrees 10 minutes East 147.1 feet to a point in the middle of the said state road aforesaid; thence extending along the middle of same the next two courses and distances, to wit: (1) South 47 degrees 27 minutes West 71.9 feet to an iron pin; (2) South 60 degrees 34 minutes West 19.1 feet to the place of beginning.

BEING Tax Parcel No.: 33-4-85.1 PREMISES "B"

ALSO ALL THAT CERTAIN parcel of ground situate in the Township, County and Commonwealth aforesaid, bounded and described as follows:

COMMENCING at a point on the title line in the bed of Pennsylvania Highway Route 113 (L.R. 270), a common corner of land of W. Elroy Butterman, et ux and Claude A. Mabry; thence from said point of beginning along said common property line North 29 degrees 51 minutes West 151.89

feet to a point; thence by remaining land of W. Elroy Butterman, North 66 degrees 30 minutes 37 seconds East 91.56 feet to a point a corner of land of Harold E. Krauser, Jr., et ux; thence by said Krauser's land South 29 degrees 51 minutes East 172.90 feet to a point on the title line in the bed of Pennsylvania Highway Route 113 aforesaid; thence by said title line South 60 degrees 34 minutes West 91.00 feet to the first mentioned point and place of beginning.

BEING Tax Parcel No.: 33-4-85.4

BEING the same premises which Harold E. Krauser, Jr. and Carol M. Krauser, his wife, by Indenture bearing date 11/25/1977 and recorded 12/1/1977 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book C-52 page 488 etc., granted and conveyed unto HAROLD E. KRAUSER, JR. and CAROL M. KRAUSER, in fee.

TITLE TO SAID PREMISES IS VESTED IN MICHELLE GORDON AND ANDREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM HAROLD E. KRAUSER, JR. AND CAROL M. KRAUSER, HUSBAND AND WIFE, DATED JULY 28, 2006 RECORDED AUGUST 16, 2006 IN BOOK NO.6927 PAGE 821

TO BE SOLD AS PROPERTY OF: MICHELLE GORDON AND ANDREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **Andrew Martin & Michelle Gordon a/k/a Michelle E. Gordon**

SALE ADDRESS: 525 West Uwchlan Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **RAS CITRON,**

LLC 855-225-6906

SALE NO. 20-5-260

Writ of Execution No. 2019-06469

DEBT \$198,611.39

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania being shown on Final Subdivision Plan of "Applegate" by G.D. Houtman & Son, Inc., Civil Engineers and land Surveyors dated November 7, 1994 and last revised March 24, 1998 and filed as Plan No. 14541 more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Applegate Drive said point being a corner of Lot No. 19 of said plan; thence along the Northerly side of Applegate Drive South 68 degrees 35 minutes 00 seconds West 99.63 feet to a point of curvature; thence by a curve deflecting to the right connecting the Northerly side of Applegate Drive with the Easterly side of Ember Drive having a radius of 25.00 feet and an arc distance of 39.27 feet to a point; thence along the Easterly side of Ember Drive North 21 degrees 25 minutes 00 seconds West 150.00 feet to a point of curvature; thence by a curve deflecting to the right connecting the Easterly side of Ember Drive with the Southerly Proposed Right of Way line of Westtown Road (SR 2007) having a radius of 25.00 feet and an arc distance of

39.27 feet to a point; thence along the said Southerly proposed right of way line of Westtown Road (SR 2007) North 68 degrees 35 minutes 00 seconds East 99.63 feet to a point; thence along Lot No. 19 of said Plan South 21 degrees 25 minutes 00 seconds East

200.00 feet to a point the place of beginning. BEING Lot No. 18 of said Plan.

TITLE TO PREMISES IS VESTED IN Thanh H. Nguyen by Deed from Pulte Home Corporation of the Delaware Valley, a Michigan Corporation, dated 12/22/1999, recorded 2/22/2000 in Record Book 4715 page 1690.

COUNTY UPI # 52-5-345

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A., as successor by merger to COMMERCE BANK, N.A. VS

DEFENDANT: **Thanh H. Nguyen**

SALE ADDRESS: 160 Applegate Drive, West Chester, PA 19382

PLANTIFF ATTORNEY: **DUANE MORRIS LLP 215-979-1000**

SALE NO. 20-5-264

Writ of Execution No. 2019-03245

DEBT \$525,232.44

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF "FOLLY HILL FARMS" MADE BY GEORGE E. REGISTER, JR., AND SONS, INC., REGISTERED LAND SURVEYORS, AND RECORDED IN CHESTER COUNTY, AS PLAN NO. 7802 AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, A CORNER OF LOT NO.13, AS SHOWN ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING AND EXTENDING ALONG HUNTSMAN LANE, THE THREE (3) FOLLOWING COURSES AND DISTANCES: (1) SOUTH 49 DEGREES 45 MINUTES 00 SECONDS EAST 32.00

FEET TO A POINT OF CURVE; (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THE ARC DISTANCE OF

21.03 FEET TO A POINT OF REVERSE CURVE; (3) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 65.59 FEET TO A POINT A CORNER OF LOT NO. 11 ON SAID PLAN; THENCE EXTENDING ALONG LOT NO. 11, SOUTH 13 DEGREES 16 MINUTES 31 SECONDS WEST CROSSING OVER A 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 310.73 FEET TO A POINT IN LINE OF LANDS OF M.P.S. BUILDERS; THENCE EXTENDING ALONG THE SAME NORTH 86 DEGREES 15 MINUTES 48 SECONDS WEST 283.34 FEET TO A POINT, A CORNER OF LOT NO. 15 ON SAID PLAN; THENCE EXTENDING ALONG THE SAME AND ALONG LOT NO. 13 THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTH 03 DEGREES 40 MINUTES 12 SECONDS EAST RE-CROSSING SAID 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 40.00 FEET TO A POINT;

(2) NORTH 40 DEGREES 15 MINUTES 00 SECONDS EAST 432.92 FEET TO A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO.12 ON SAID PLAN.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM C. HUYLER III AND ROBIN LEIGH HUYLER, HUSBAND AND WIFE, BY DEED FROM DAVID R. TWING AND WENDY K. TWING DATED AUGUST 28, 2017 AND RECORDED SEPTEMBER 28, 2017 IN DEED

BOOK 9623, PAGE 259.

TAX PARCEL NO.: 61-06-0037.01B

PLAINTIFF: Harleysville Bank

VS

DEFENDANT: **William C. Huyler III & Robin Leigh Huyler**

SALE ADDRESS: 1845 Huntsman Lane, West Chester, PA 19382

PLANTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC 215-790-1010**

SALE NO. 20-5-266

Writ of Execution No. 2017-01576

DEBT \$258,719.65

Property situate in the NEW LONDON TOWNSHIP, CHESTER County, Pennsylvania

BLR # 71-3-24.3G

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **Barry A. Bolt**

SALE ADDRESS: 479 Kirks Mill Road, Lincoln University, PA 19352-1006

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 20-6-273

Writ of Execution No. 2017-11425

DEBT \$1,469.29

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected SITUATE in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 16-4-208

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Todd I. Ebba**

SALE ADDRESS: 105 Millview Drive, Coatesville, PA 19320

PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 20-6-274

Writ of Execution No. 2017-02167

DEBT \$1,726.49

All that certain message and tract of land, together with the improvements thereon erected, composed of two lots of land designated as Lots Nos. 236 and 237 on plan of lots known as Drumpellier, situated in the Fourth ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 16-7-276

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Harold Omar Trego & Christina M. Trego**

SALE ADDRESS: 1233 Oak Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 20-6-276

Writ of Execution No. 2017-11951

DEBT \$1,381.06

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected SITUATE in the City of Coatesville, County of Chester and Com-

monwealth of Pennsylvania.

Tax Parcel No. 16-4-210

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Arland D. Jones**

SALE ADDRESS: 109 Millview Drive,
Coatesville, PA 19320

PLANTIFF ATTORNEY: **PORTNOFF
LAW ASSOCIATES, LTD. 484-690-
9300**

SALE NO. 20-6-280

Writ of Execution No. 2018-09537

DEBT \$2,901.62

ALL THAT CERTAIN lot or piece of
ground, situate in the Township of West
Brandywine, County of Chester and Com-
monwealth of Pa.

Tax Parcel No. 29-5-1-48

PLAINTIFF: West Brandywine Township
VS

DEFENDANT: **John M. Norman**

SALE ADDRESS: 142 Rebecca Drive,
West Brandywine, PA 19335

PLANTIFF ATTORNEY: **PORTNOFF
LAW ASSOCIATES, LTD. 484-690-
9300**

SALE NO. 20-6-281

Writ of Execution No. 2018-05677

DEBT \$2,152.23

ALL THAT CERTAIN lot or piece of land
SITUATE on the West side of Darling-
ton Street between Fayette and Marshall
Streets, in said Borough of West Chester.

Tax Parcel No. 1-4-140

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **Webb D. Hallman**

SALE ADDRESS: 201 W. Lafayette
Street, West Chester, PA 19380

PLANTIFF ATTORNEY: **PORTNOFF
LAW ASSOCIATES, LTD. 484-690-
9300**

SALE NO. 20-6-282

Writ of Execution No. 2018-06588

DEBT \$18,995.59

All that certain lot or piece of ground Sit-
uate in the Township of Easttown, County
of Chester and Commonwealth of Penn-
sylvania.

Tax Parcel No. 55-6-1.5

PLAINTIFF: Tredryffrin/Easttown School
District

VS

DEFENDANT: **Samuel Clement**

SALE ADDRESS: 2544 White Horse
Road, Easttown Township, PA 19312

PLANTIFF ATTORNEY: **PORTNOFF
LAW ASSOCIATES, LTD. 484-690-
9300**

SALE NO. 20-6-284

Writ of Execution No. 2017-08163

DEBT \$1,612.61

ALL THAT CERTAIN lot or piece of
ground with buildings and improvements
thereon erected SITUATE in the Township
of Caln in the County of Chester and Com-
monwealth of Pennsylvania.

Tax Parcel No. 39-3M-87

PLAINTIFF: Caln Township Municipal
Authority and Township of Caln

VS

DEFENDANT: **Andrew Raezer**

SALE ADDRESS: 1904 Olive Street, Caln Township, PA 19320

PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 20-6-291

Writ of Execution No. 2017-07820

DEBT \$180,872.79

PROPERTY OF SITUATE IN CALN TOWNSHIP.

SOLD AS THE PROPERTY OF: LANCE LEWIS

TAX PARCEL # 39-03H-0020-E

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Nationstar Mortgage LLC D/B/A Mr. Cooper as Successor By Merger to Pacific Union Financial, LLC

VS

DEFENDANT: **Lance Lewis**

SALE ADDRESS: 330 Jennifer Drive, Coatesville, PA 19320

PLANTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 20-6-296

Writ of Execution No. 2019-10329

DEBT \$54,974.09

ALL THAT CERTAIN MESSUAGE AND TRACT OF LAND, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE VILLAGE OF ROMANSVILLE, IN THE TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE E. REGESTER, JR. &

SONS, INC., AS TAKEN FROM PLAN C-226, DATED FEBRUARY 6, 1980, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE BED OF PUBLIC ROAD L.R. 15180 KNOWN AS STRASBURG ROAD, SAID ROAD LEADING IN A NORTHWESTERLY DIRECTION TO MORTONVILLE AND IN SOUTHEASTERLY DIRECTION TO PA ROUTE 162, SAID POINT OF BEGINNING MARKING THE NORTHEASTERLY CORNER OF THIS ABOUT TO RF. DESCRIBED TRACT AND A CORNER OF LANDS OF ROBERT E. HUNTER; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG SAID STRASBURG ROAD THE FOLLOWING TWO COURSES AND DISTANCES TO WIT: (1) SOUTH FIFTY-SIX DEGREES, FORTY FIVE MINUTES, ZERO SECONDS EAST, TWENTY SIX FEET TO A POINT; (2) SOUTH FIFTY EIGHT DEGREES, ZERO MINUTES, ZERO SECONDS EAST TWO HUNDRED EIGHTY THREE AND TWO ONE-HUNDREDTHS FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF THIS AND SET IN THE CENTER OF THIRTY FEET WIDE RIGHT OF WAY; THENCE LEAVING SAID STRASBURG ROAD ALONG SAID THIRTY FEET WIDE RIGHT OF WAY SOUTH SIXTY THREE DEGREES, FORTY NINE MINUTES, THIRTY SECONDS WEST, THREE HUNDRED THIRTY THREE AND NINETEEN ONE-HUNDREDTHS FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THIS AND SET IN THE BED OF PUBLIC ROAD L.R. 15072 KNOWN AS STARGAZER ROAD, SAID ROAD LEADING IN A NORTHERLY DIRECTION TO STRASBURG ROAD AND IN A SOUTHERLY DIRECTION TO PA ROUTE 162; THENCE LEAVING SAID THIRTY FEET WIDE RIGHT OF WAY AND ALONG SAID STARGAZER ROAD NORTH TWENTY EIGHT DEGREES, ZERO MINUTES, ZERO

SECONDS WEST, TWO HUNDRED SEVENTEEN AND SEVENTY SEVEN ONE-HUNDREDTHS FEET TO AN OLD SPIKE MARKING THE NORTH-WESTERLY CORNER OF THIS AND A CORNER OF LANDS OF THE FIRST MENTIONED ROBERT E. HUNTER; THENCE LEAVING SAID STARGAZER ROAD AND ALONG SAID LANDS OF ROBERT E. HUNTER, NORTH FORTY NINE DEGREES, THIRTY THREE MINUTES, ZERO SECONDS EAST, ONE HUNDRED EIGHTY THREE AND THIRTY ONE ONE-HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

Title to said premises, is vested in Monica A. Goldberg and Brian Goldberg, husband and wife, as tenants in common by deed from JOHN A. PECONE and ARLENE M. PETRASSO-PECONE, husband and wife, dated March 29, 1999 and recorded April 8, 1999 in Deed Book 4539, Page 0731 Instrument Number 27452. The said Monica A. Goldberg died on May 16, 2016 thereby vesting title in her surviving spouse Brian Goldberg by operation of law.

Premises Being Known as: 1880 WEST STRASBURG ROAD, COATESVILLE, PENNSYLVANIA I 9320.

TAX I.D. #: 50-4-85

PLAINTIFF: LoanCare, LLC VS

DEFENDANT: **Brian Goldberg**

SALE ADDRESS: 1880 West Strasburg Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC 215-790-1010**

SALE NO. 20-6-297

Writ of Execution No. 2016-09918

DEBT \$52,461.90

of land situate in the Township of West Pikeland, County of Chester and State of Pennsylvania, located and described as follows:

BEGINNING at an iron pin in the Northerly side of a public road leading from Rapp's Comer to Bacton in a line of land now or late of Wesley Y. Emery and a corner of land now or late of Albert Vail; thence leaving the public road and by land now or late of Albert Vail, South 40 degrees, 26 minutes West 341.05 feet to an iron pin; thence by land now or late of George L. Davis, South 55 degrees 37 minutes East 140.5 feet to an iron pin; thence still by land now or late of George I Davis, North 40 degrees 30 minutes East 281.15 feet to an iron pin in the Northerly side of the public road aforesaid; thence along the Northerly side of same by land now or late of Wesley Y. Emery, North 31 degrees 44 minutes West 147.3 feet to the place of beginning.

BEING Chester County Tax Map Parcel number 34-4-131

BEING the same Premises which J. W. Cordray and Christine R. Howard, nka Christine R. Cordray, by deed dated May 20, 2004, and recorded in the office of the Recorder of Deeds of Chester County, Pennsylvania in Record Book 6173, page 490, granted and conveyed unto J.W. Cordray and Christine R. Cordray, in fee.

PLAINTIFF: Payson Brickley

VS

DEFENDANT: **James W. Cordray, aka J. W. Cordray aka John W. Cordray and Christine R. Cordray**

SALE ADDRESS: 226 Bodine Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **TOM MOHR LAW OFFICE, PC 610-431-0111**

ALL THAT CERTAIN message and lot

SALE NO. 20-6-298**Writ of Execution No. 2015-00121****DEBT \$162,291.74**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ELIZABETH SUE LORAH OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF HONEY BROOK, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 430 WAWASSAN DRIVE, HONEY BROOK, PA 19344. DEED BOOK VOLUME 3537, PAGE 691 PARCEL NUMBER 12-2-8.9.

PLAINTIFF: U.S. Bank Trust, National Association, as Trustee of the Igloo Series III Trust

VS

DEFENDANT: **Elizabeth Sue Lorah**

SALE ADDRESS: 430 Wawassan Drive, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **TUCKER ARENSBERG, P.C. 412-566-1212**

SALE NO. 20-6-299**Writ of Execution No. 2020-00463****DEBT \$91,366.79**

ALL THAT CERTAIN lot or tract of land, composed of seven lots known and designated as Lot, 30, 31, 32, 33, 34, 35, and 36. Section "C" on a plan of lots known as "Pleasant View", West Coatesville Pennsylvania in Plan Book I Page 45 Situate in the Township of Valley. County of Chester, and Commonwealth of Pennsylvania, more particularly described and bounded as follows:

BEGINNING at a point at the Northeast

comer of Lot #30 which point is 135 feet South from the Southwest comer of Kirby Street and Prospect Avenue; thence Westwardly along the Southside of a 15 foot wide alley 141 feet to the East side of a 15 foot wide alley known as Boundary Street; thence Southwardly along the East side of said 15 foot wide alley known as West Boundary Street a/k/a Birch Street 210 feet to a point at the N01thwest comer of Lot #37; thence Eastwardly along the line of said Lot #37 153.5 feet to a point at the West side of Prospect Avenue; thence Northwardly along the West side of Prospect Avenue 210 feet to the place of beginning.

BOUNDED on the North by a 15 foot wide alley; on the East by the West side of Prospect Avenue; on the South by Lot #37 and on the West by a 15 foot wide alley known as West Boundary Street.

CONTAINING 30, 922 square feet of land, more or less.

BEING KNOWN AS: 11 PINE STREET COATESVILLE, PA 19320

PROPERTY ID: 3805F02110000

Tax Parcel No. 38-5F-211

TITLE TO SAID PREMISES IS VESTED IN STEVEN A. SHORT JR., AND LUCY SHORT, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM HORACE N. DIDAVIDE AND GLORIA JUNE DIDAVIDE, HIS WIFE, DATED 07/29/1988 RECORDED 08/04/1988 IN BOOK NO. 1237 PAGE 468

TO BE SOLD AS PROPERTY OF: STEVEN A. SHORT JR., AND LUCY SHORT, HIS WIFE, AS TENANTS BY THE ENTIRETIES

PLAINTIFF: Wilmington Trust National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-CL1, Asset Backed Certificates, Series 2005-CL1

VS

**DEFENDANT: Steven A. Short, Jr
A/K/A Steven A. Short & Lucy Short
A/K/A L. Short**

**SALE ADDRESS: 11 Pine Street, Coates-
ville, PA 19320**

**PLANTIFF ATTORNEY: RAS Citron
LLC 855-225-6906**

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